| 097.0 | 0003 | 0003.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,219,200 | / | 1,219,200 |
| USE VALUE: | 1,219,200 | / | 1,219,200 |
| ASSESSED: | 1,219,200 | / | 1,219,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 214 | | CROSBY ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | CARPENTER RYAN M & LAUREN P | |
| Owner 2: | | |
| Owner 3: | | |
| Street 1: | 214 CROSBY ST | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | Cntry: |
| Postal: | 02474 | Type: |

Own Occ: Y

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | KILMURRAY ARTHUR /KATHERINE - |
| Owner 2: | TRS/KILMURRAY TRUST - |
| Street 1: | 214 CROSBY ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Cntry: | |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 14,340 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1932, having primarily Brick Exterior and 2954 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 9 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R0 | LARGE LOT | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 14340.000 | 624,100 | | 595,100 | 1,219,200 |
| Total Card | 0.329 | 624,100 | | 595,100 | 1,219,200 |
| Total Parcel | 0.329 | 624,100 | | 595,100 | 1,219,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.80 | /Parcel: 412.8

**Legal Description**

**User Acct** 63406

**GIS Ref**

**GIS Ref**

**Insp Date** 04/11/17

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

**Parcel ID** 097.0-0003-0003.0

!7916!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 631,200 | 0 | 14,340. | 595,100 | 1,226,300 | 1,226,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 518,000 | 0 | 14,340. | 595,100 | 1,113,100 | 1,113,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 518,000 | 0 | 14,340. | 510,100 | 1,028,100 | 1,028,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 515,400 | 0 | 14,340. | 476,100 | 991,500 | 991,500 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 463,800 | 0 | 14,340. | 408,100 | 871,900 | 871,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 452,900 | 0 | 14,340. | 365,600 | 818,500 | 818,500 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 452,900 | 0 | 14,340. | 338,400 | 791,300 | 791,300 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 452,900 | 0 | 14,340. | 322,700 | 775,600 | 775,600 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 22:30:57 |

**LAST REV**

| Date | Time |
|---|---|
| 12/17/19 | 09:38:25 |

danam

## SALES INFORMATION

**TAX DISTRICT**

**PAT ACCT.** 7916

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| KILMURRAY ARTHU | 65540-466 | | 6/15/2015 | | 1,034,000 | No | No | | |
| KILMURRAY ARTHU | 51605-47 | | 8/22/2008 | Family | 1 | No | No | | |
| SOLOMON SEAN C | 23035-216 | | 3/31/1993 | | 362,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/12/2019 | 859 | Redo Bat | 29,364 | C | | | | |
| 4/13/2016 | 444 | Redo Kit | 35,450 | | | | | REMODEL KITCHEN |
| 5/13/1994 | 197 | | 31,000 | | | | | REMODEL KITCHEN |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 4/11/2017 | Meas/Inspect | DGM | D Mann |
| 4/11/2017 | Permit Visit | DGM | D Mann |
| 4/29/2016 | Sales Review | PT | Paul T |
| 2/26/2009 | Meas/Inspect | 163 | PATRIOT |
| 11/16/1999 | Inspected | 267 | PATRIOT |
| 11/8/1999 | Mailer Sent | | |
| 10/18/1999 | Measured | 264 | PATRIOT |
| 12/1/1990 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 63406 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 14340 | | Sq. Ft. | Site | | 0 | 70. | 0.59 | 4 | | | | | | | | | 595,143 | | | | | | 595,100 | |

| Total AC/HA: | 0.32920 | Total SF/SM: | 14340 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: | 595,143 | Spl Credit | | Total: | 595,100 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 97 - Tudor | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 7 - Brick | | |
| Sec Wall: | 6 - Stucco | 20 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BRICK | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B - Good | | |
| Year Blt: | 1932 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G18 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 5 - Lino/Vinyl | | |
| Subfloor: | | | |
| Bsmnt Gar: | 2 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | 1 | Rating: | Fair |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.05935669 |
| Const Adj.: | 1.01909804 |
| Adj $ / SQ: | 134.949 |
| Other Features: | 124750 |
| Grade Factor: | 1.33 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 766676 |
| Depreciation: | 142602 |
| Depreciated Total: | 624074 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 9 | | BRs: 3 | | Baths: 1 | | | | | HB 1 | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

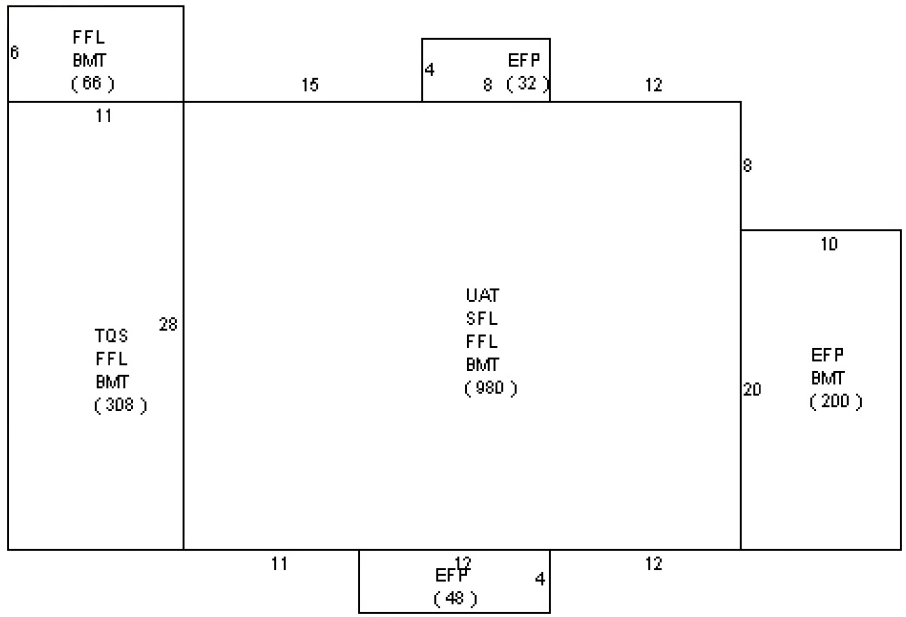
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 9 | 3 | |
| Totals | | | |
| 1 | 9 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 179.48 |
| Special Features: | 0 | Val/Su Net: | 134.39 |
| Final Total: | 624100 | Val/Su SzAd | 243.31 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,554 | 52.630 | 81,787 |
| FFL | First Floor | 1,354 | 134.950 | 182,720 |
| SFL | Second Floor | 980 | 134.950 | 132,250 |
| EFP | Enclos Porch | 280 | 37.650 | 10,543 |
| UAT | Upper Attic | 245 | 53.980 | 13,225 |
| TQS | 3/4 Story | 231 | 134.950 | 31,173 |
| | Net Sketched Area: | 4,644 | Total: | 451,698 |
| Size Ad | 2565 | Gross Are | 5456 | FinArea 2954 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | GFB | 25 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 097.0-0003-0003.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|